

<div>CASE # 2014-COA-295 (WP)</div>	<div>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</div>	<div>Hearing Date AUGUST 6, 2014</div>
<div>674 Woodruff Place East Drive WOODRUFF PLACE</div>		<div>NEW CASE</div> <div>Center Township Council District: 16 Brian Mahern</div>
<div>Applicant: TYLER ROSEN mailing address: 674 Woodruff Place East Drive Indianapolis, IN 46228</div>		
<div>Owner: Same as above</div>		
<div>NEW CASE</div>		
<div>IHPC COA: 2014-COA-295 (WP)<ul style="list-style-type: none">Remove enclosed rear porchConstruct 17 ft. x 10 ft. addition</div>		
<div>STAFF RECOMMENDATION: Approval</div>		

STAFF COMMENTS

Background of the Property

This is a 2 ½ story frame Craftsman influenced house. It has a full-width front porch with hipped roof and Doric columns. The home has asbestos siding and multi-light windows. The rear façade's asbestos siding has been removed, revealing the original lap siding. The historic porch on the rear has been enclosed.

Existing Porch

Sanborn maps indicate that this enclosure was originally an open porch. It is unknown when the porch was enclosed, but it was probably over 50 years ago. The enclosure has asbestos siding, bead board siding and wood windows and doors. Its design is typical of early 20th century porch enclosures, and was not uniquely designed to match the architecture of the house. Staff finds its architectural merit to be marginal and its loss to have little effect on the character of the house. An addition will allow an expansion of the kitchen, which will help make this house attractive for future preservation.

Design of addition

The footprint of the new addition is very similar to that of the existing porch. It will serve as part of the kitchen. The basement access will be relocated to the south elevation of the new addition. The roof is hipped to match that of the main house. The windows and trim will also match those adjacent on the first floor. It is raised up level with the original foundation. Smooth face CMU will be used for the addition foundation. The owners propose using wood or smooth-finish fiber-cement lap siding on the addition.

Woodruff Place Plan

The New Construction and Porch Guidelines provide direction for reviewing this project:

- *Additions should be located at the rear, away from the front façade.*
- *The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernable, even after an addition has been constructed.*
- *Additions and accessory buildings should be discernable as a product of their own time.*
- *Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.*

There is nothing in the Plan to prohibit consideration of cement board siding for a new addition.

Staff believes the simple design of this addition is appropriate for this historic home. Its placement and massing delineate it as a later addition. Staff believes that either wood or fiber-cement in an appropriate lap width is appropriate in this context. The alternative material will not be replacing historic wood siding, and can help further differentiate it from the original house. Staff is still working with the owner to refine some details of the design. Any changes will be described at the hearing.

2014-COA-295 (WP):

DCE Note: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.

- Staff Reviewer:** Emily Jarzen





Aerial view of subject property



Front View



Rear View (enclosed porch to be removed)



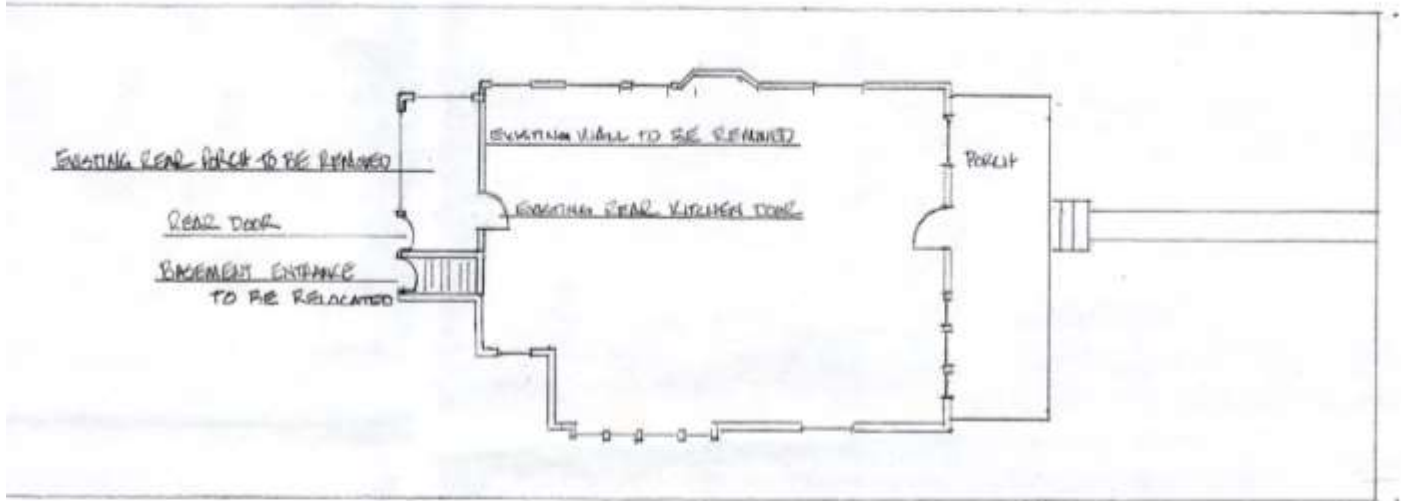
North elevation

West elevation

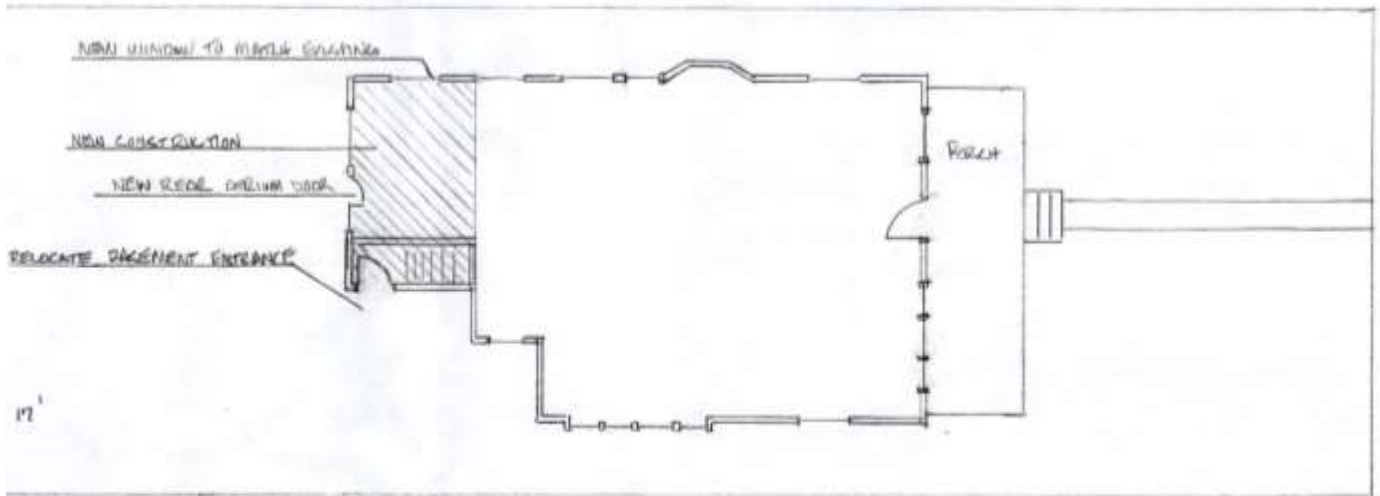


South elevation

EXISTING PLAN



PROPOSED ADDITION



Proposed site plan